



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

APPLICATION FOR REAL PROPERTY TAX
EXEMPTION FOR RESIDENTIAL-COMMERCIAL URBAN EXEMPTION PROGRAM
(Real Property Tax Law, Section 485-a)

(Instructions for completing this form are contained in Form RP-485-a-Ins)

RECEIVED

1. Name and telephone no. of owner(s)

128 PEARL LLC

Day No. (716) 855-0900

Evening No. ()

E-mail address (optional) wmebane@spcbuffalo.org

NOV 08 2017

DEPT. OF ASSESSMENT
AND TAXATION

2. Mailing address of owner(s)

4 Cathedral Park

Buffalo, NY 14202

3. Location of property (see instructions)

128 Pearl St.

Street address

City of Buffalo

School district

Buffalo NY 14202

City/Town

Village (if any)

Property identification (see tax bill or assessment roll)

Tax map number or section/block/lot 111.61-2-12

4. General description of property for which exemption is sought (if necessary, attach plans or specifications): Built in 1896, 128 Pearl St. served as St. Paul's Cathedral office and admin center. This 10,262 SF building has been vacant since 2011 while the church sought to undertake an adaptive re-use of building.

5. Use of Property: 7 bedrooms (4 one-bedrooms and 3 two-bedrooms) and 1 office space

6. Describe alteration, installation or improvement made to convert the non-residential property to mixed-use: Ground floor will be converted to an 735SF office. Four 1-bedroom apartments at roughly 762 SF will rent for \$1,150/month. 3 2-bedrooms will rent for \$1,900/month.

7. Cost of alteration, installation or improvement: \$1,475,000

8. Date construction of alteration, installation or improvement was commenced: 4/1/17

9. Date completed (attach certificate of occupancy or other documentation of completion): 12/15/17

10. Other exemptions.

a. Is the property receiving or has it ever received any other exemption from real property taxation?
 Yes No

b. If yes, what exemption was received? religious/clergy When? 1896-present

Were payments in lieu of taxes made during the term of that exemption? no

If so, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

CERTIFICATION

I, William H. McNamee, Jr., hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.

W.H. McNamee Jr.
Signature

9/20/17

Date

FOR ASSESSOR'S USE

1. Date application filed: 11/8/17
2. Applicable taxable status date: 12/1/18
3. Action on application: Approved Disapproved
4. Assessed valuation of parcel in first year of exemption: \$ 565,000.
5. Increase in total assessed valuation in first year of exemption: \$ 370,000.
6. Amount of exemption in first year:

	Percent	Amount
County	<u>0%</u>	\$ <u>0</u>
City/Town	<u>100%</u>	\$ <u>370,000.</u>
Village	<u>—</u>	\$ <u>—</u>
School District	<u>100%</u>	\$ <u>370,000.</u>

DMC Cabe

Assessor's signature

2/26/19

Date



CITY OF BUFFALO

Certificate of Occupancy

Certificate No.: 10030780

In accordance with the appropriate laws of the State of New York and/or the Ordinances of the City of Buffalo the structure(s) located at 128 PEARL ST Buffalo, New York, having been inspected and found to conform substantially to applicable laws, ordinances, rules or regulations, said structure(s) is hereby certified for occupancy. This certificate is issued subject to the limitation herein specified and is valid until revoked unless automatically voided by the conditions set forth on the reverse side of this certificate.

James Cneiford
Commissioner of Permit and Inspection Services

Date Issued: 12/15/2017

Total Occupancy: 7 DWELLING UNIT & OFFICE SPACE

No. Units: 7 No. Stories: 4 No. Rooms: 0 Building Type: 2B

Zoning District: N-1D Smoke Detectors: 12/14/2017 CO2 Detectors:

Construction: MANSORY Class: R2, B

Inspector: Robert Kendall Date Inspected: 12/01/2017 Expiration Date: 12/15/2020

Application Codes:

MDL Law: Y City Ordinance: Y Zoning Ordinance: Y NYSUBC(19): N Title 19: N

Permit No.: 9428666 Permit Date: 08/03/2017 Receipt No.: 9428666

Stories:

BASEMENT	UTILITIES
1ST FLOOR	FRONT OFFICE SPACE/ 1 REAR DWELLING UNIT
2ND FLOOR	2 DWELLING UNITS
3RD FLOOR	2 DWELLING UNITS
4TH FLOOR	2 DWELLING UNITS

SEE REVERSE SIDE



CITY OF BUFFALO
DEPARTMENT OF
ASSESSMENT & TAXATION



BYRON W. BROWN
MAYOR

MARTIN F. KENNEDY
COMMISSIONER

March 1, 2019

128 Pearl LLC
4 Cathedral Park
Buffalo, NY 14202

Re: 485-a Real Property Tax Exemption
Re: 128 Pearl St.
SBL # 111.61-2-12 Bill # 00375800
Assessed Value: \$565,000.
Increase in assessment: \$370,000.

Dear Willie H. Mebane Jr.,

Your application for an RPTL 485-a real property tax exemption has been approved for the above referenced property.

This exemption is for a period of twelve years, and will commence with the City of Buffalo 2019-2020 fiscal year tax and assessment roll. The exemption is calculated on the increase in assessment noted above.

Years	Percentage
1 - 8	100%
9	80%
10	60%
11	40%
12	20%

The remainder of the assessment will remain taxable during this period.

If you have any questions, please do not hesitate to call me at 716-851-5748.

Sincerely,

Judith A. McCabe
Judith A. McCabe
Assessor